

P/O 38-291

now 39-168

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

023733

That **NATALIE P. B. BRAGG**, of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **DONALD A. BOLDUC**, of Waterville, in the County of Kennebec, and State of Maine, the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey**, unto the said **DONALD A. BOLDUC**, his assigns forever,

026177

A certain lot or parcel of land located in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

NO TRANSFER  
TAX PAID

Commencing at an iron pin situated on the southeasterly right-of-way line of Summer Street, so-called; thence in a general southwesterly direction along the southeasterly right-of-way line of Summer Street a distance of 52.5 feet to an iron pin; thence continuing in the same general southwesterly direction along the southeasterly right-of-way line of Summer Street, a distance of 3.48 feet to a point; thence in a general southeasterly direction at a 91° 21' angle from the southeasterly right-of-way line of Summer Street a distance of 106.9 feet to a point; thence in a general easterly direction 0.9 feet to a point; thence continuing in exactly the same straight line course in a general easterly direction along a stockade fence a distance of 53.7 feet to an iron pin; thence in a general northwesterly direction along a stockade fence a distance of 118.42 feet to the iron pin situated at the point of beginning on Summer Street.

Meaning and intending hereby to convey the premises acquired by the within Grantor by deed of Donald A. Bolduc dated October 2, 1991, to be required in the Kennebec County Registry of Deeds subject to the provisions of the Order of the Zoning Board of Appeals referred to in the preceding deed. This deed is being rerecorded to correct the actual date of conveyance from October 1st to October 7th.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **DONALD A. BOLDUC**, his heirs and assigns, to his and their use and behoof forever.

And I do **covenant** with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that my heirs and I shall and will **Warrant and Defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said **NATALIE P. B. BRAGG**, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 11th day of Oct, in the year of our Lord one thousand nine hundred and ninety-one.

Signed, Sealed and Delivered  
in the presence of:

*Natalie P. B. Bragg*  
Natalie P. B. Bragg

STATE OF MAINE  
KENNEBEC, SS.

DATED: Oct 7, 1991

Personally appeared the above named **NATALIE P. B. BRAGG** and acknowledged the above instrument to be her free act and deed.

Before me,

*Albert L. Bernier*  
Notary Public  
Print Name:  
My Commission Expires:

RECEIVED KENNEBEC SS.

ALBERT L. BERNIER  
NOTARY PUBLIC, MAINE  
COMMISSION EXPIRES DECEMBER 17, 1996

1991 OCT -9 AM 9:00

ATTEST: *Harriet R. Mann*  
REGISTER OF DEEDS



Second L. Recording  
RECEIVED KENNEBEC SS.

1991 NOV 12 AM 9:00

ATTEST: *Harriet R. Mann*